

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4/33 Narong Road, Caulfield North VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$918,000

### Median sale price

Median price \$715,000

Property type Unit

Suburb Caulfield North

Period - From 1/10/2018

to

30/09/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 569 Inkerman Rd CAULFIELD NORTH 3161	\$1,070,000	20/10/2019
2 2/350 Dandenong Rd ST KILDA EAST 3183	\$950,000	16/08/2019
3 5/299 Orrong Rd ST KILDA EAST 3183	\$945,000	06/10/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/12/2019 12:02